

148.A

0005

0006.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

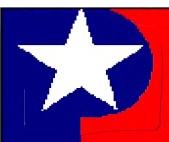
847,500 / 847,500

USE VALUE:

847,500 / 847,500

ASSESSED:

847,500 / 847,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		HIGGINS ST, ARLINGTON

OWNERSHIP

Owner 1:	GHOSH DHIMANKRISHNA	Unit #:	6
Owner 2:	GHOSH SUJAYA		
Owner 3:			
Street 1:	6 HIGGINS ST		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN -
Owner 2:	DOLAN SARA Q & DAVID -
Street 1:	PO BOX 292

Twn/City: ARLINGTON

St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2017, having primarily Clapboard Exterior and 1507 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8360																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	847,500			847,500		419558
							GIS Ref
							GIS Ref
							Insp Date
							03/28/18

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	148.A-0005-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	847,500	0	.		847,500		Year end	12/23/2021
2021	102	FV	832,500	0	.		832,500		Year End Roll	12/10/2020
2020	102	FV	817,500	0	.		817,500	817,500	Year End Roll	12/18/2019
2019	102	FV	789,200	0	.		789,200	789,200	Year End Roll	1/3/2019

SALES INFORMATION

SALES INFORMATION			TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
NYBERG JONATHAN	69567-451	2	7/7/2017		835,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/19/2018	450	Redo Bas	18,500	C					3/28/2018	Measured	DGM	D Mann
									3/28/2018	NEW CONDO	DGM	D Mann

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 8 - Condo TnHs.		Full Bath: 1	Rating: Average	NOTE SCRIBNER ERROR ON MASTER DEED REGARD SQ FT.															
Sty Ht: 2H - 2 & 1/2 Sty		A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Average																
Foundation: 1 - Concrete		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																
Prime Wall: 2 - Clapboard		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1															
Color: BLUE		A Kits:	Rating:																
View / Desir:		Fpl: 1	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: B- - Good (-)		CONDOS INFORMATION																	
Year Blt: 2017	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdict: G19	Fact: .	Floor: M - Multi-Level		REMODELING				RES BREAKDOWN											
Const Mod:		% Own: 49.000000000		Exterior:	No Unit	RMS	BRS	FL											
Lump Sum Adj:		Name:			1	5	3	1											
INTERIOR INFORMATION				Additions:															
Avg Ht/FL: STD		Phys Cond: AV - Average	1.2 %	Kitchen:															
Prim Int Wal 2 - Plaster		Functional:	%	Baths:															
Sec Int Wall:	%	Economic:	%	Plumbing:															
Partition: T - Typical		Special:	%	Electric:															
Prim Floors: 3 - Hardwood		Override:	%	Heating:															
Sec Floors:	%	Total:	1.2 %	General:															
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL					
Subfloor:		Basic \$ / SQ: 250.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Bsmnt Gar: 1		Size Adj.: 0.89814198							GLA	Gross Liv Ar	1,507	224.510	338,341						
Electric: 3 - Typical		Const Adj.: 0.99989998							BMT	Basement	980	67.350	66,007						
Insulation: 2 - Typical		Adj \$ / SQ: 224.513																	
Int vs Ext: S		Other Features: 53027																	
Heat Fuel: 2 - Gas		Grade Factor: 1.21																	
Heat Type: 15 - H.V.A.C		NBHD Inf: 1.54999995																	
# Heat Sys: 1		NBHD Mod:																	
% Heated: 100	% AC: 100	LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO	Adj Total: 857808																	
% Com Wal	% Sprinkled	Depreciation: 10294																	
		Depreciated Total: 847514																	
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make: [] Model: [] Serial #:																			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 148.A-0005-0006.0																IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items: []				Total Special Features: []				Total: []				AssessPro Patriot Properties, Inc			
																			